

**Zoning/Planning Board of Appeals**

**PUBLIC HEARING AGENDA**

**TUESDAY JUNE 11, 2024**

**MECHANICVILLE SENIOR CITIZEN BUILDING – 7:00 P.M.**

**1. CHAIRMAN CALLS THE MEETING TO ORDER AT: \_\_\_\_\_ P.M.**

**2. ROLL CALL:**

**FRANK SCIROCCO, CHAIRMAN  
ROBERT CHASE  
MARTIN DOYLE  
MICHAEL FARGNOLI  
DAN O'CONNOR  
ANDY SWEDICK  
ADDY WALDIE**

**3. PLEDGE OF ALLEGIANCE:**

**4. ACCEPTANCE OF THE MINUTES OF THE PREVIOUS MEETING**

**ACCEPTED BY: \_\_\_\_\_**

**SECONDED BY: \_\_\_\_\_**

**ROLL CALL:    AYES \_\_\_\_\_    NAYS: \_\_\_\_\_**

**5. CHAIRMAN ACKNOWLEDGES RECEIPT of the Notice of Public Hearing which was duly published in the official newspaper, the DAILY GAZETTE, according to the law.**

## **PLANNING /ZONING BOARD AGENDA**

### **6. CHAIRMAN EXPLAINS the hearing is being conducted to approve the following applications:**

- a. Eric Connors for a Change in Tenancy to move his currently established businesses; Legends Barbershop and Off-Broadway Hair Design to 205 Park Avenue, Mechanicville.
- b. Mechanicville Area Community Center for a Change in Tenancy to move offices from their current location on South Main Street to a new location at the former rectory on South Main Street , Mechanicville.
- c. Robin (R.J. Lindsey) for an area variance to put a shed on his property located at 614 Park Place, Mechanicville.
- d. Rajat Ghoshal with Polyset Company Inc., for a site plan review for warehouse operations and storage of materials located at 75 South Central Avenue, and a special use permit to retrofit the building for use as a laboratory and material testing facility at 35 South Central Avenue, Mechanicville.

### **7. CHAIRMAN EXPLAINS how the hearing will be conducted:**

- a. First, those wishing to speak in favor of the Applicant's request.
- b. Second, those opposed

### **8. CHAIRMAN THANKS EVERYONE for their participation and calls for roll call vote.**

### **9. ADJOURNMENT**

CITY OF MECHANICVILLE  
ZBA/ PLANNING COMMISSION  
36 North Main Street  
Mechanicville, New York 12118  
(518) 664-9884 ext. 322 ~ [gina.kenyon@mechanicvilleny.gov](mailto:gina.kenyon@mechanicvilleny.gov)

## CHANGE IN TENANCY APPLICATION

### Please note:

- The applicant and property owner (if different) must sign and date the application.

### SECTION 1: APPLICANT/PROPERTY OWNER INFORMATION

#### APPLICANT:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work/Cell: \_\_\_\_\_ Email: \_\_\_\_\_

#### PROPERTY OWNER (if not applicant):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work/Cell: \_\_\_\_\_ Email: \_\_\_\_\_

#### PROPERTY INFORMATION:

Property Address: 205 Park Avenue

Tax Map Number: 411000 262.61-4-18

Present Use of Property

**BUSINESS PROPOSAL:**

Name of Business: Legends Barbershop / Off Broadway Hair Design

Hours of Operation: Tue - Fri: 8:00 - 6:00  
Sat: 7:00 - 3:00

Number of Employees: 8

Trash Removal Plan: Street Side Pickup

Parking Plan: Use Existing Parking Lot

Exterior Lighting Plan if applicable: Use Existing Exterior Lighting

Snow Removal Plan: Contract out a snow plow company

**CONTACT INFORMATION:**

Name: [REDACTED]

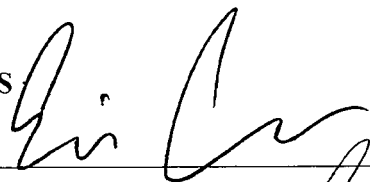
Phone Number: [REDACTED]

Cell Phone Number: [REDACTED]

Email: [REDACTED]

**SIGNATURES**

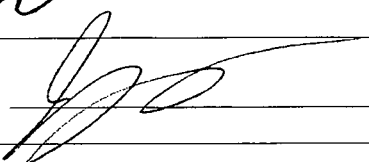
Applicant:



Date:

5-28-24

Property Owner(s)(if not applicant):



Date:

5-28-24

**OFFICIAL USE ONLY:**

Date Application Received: \_\_\_\_\_

Amount Received: \_\_\_\_\_

Received By: \_\_\_\_\_



APPROVED

CONDITIONALLY APPROVED

DENIED Date: \_\_\_\_\_

CITY OF MECHANICVILLE  
ZBA/ PLANNING COMMISSION  
36 North Main Street  
Mechanicville, New York 12118  
(518) 664-5001 ext. 328 ~ [gina.kenyon@mechanicvilleny.gov](mailto:gina.kenyon@mechanicvilleny.gov)

## CHANGE IN TENANCY APPLICATION

**Please note:**

- The applicant and property owner (if different) must sign and date the application.

### SECTION 1: APPLICANT/PROPERTY OWNER INFORMATION

**APPLICANT:**

Name: Mechanicville Area Community Services Center, Inc.

Address: 2 South Main St Mechanicville, NY 12118

Home Phone: \_\_\_\_\_ Work/Cell: 518-664-5001 Email: g.kenyon@macsc.org

**PROPERTY OWNER** (if not applicant):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work/Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY INFORMATION:**

Property Address: 2 South Main St Mechanicville, NY 12118

Tax Map Number: \_\_\_\_\_

**Present Use of Property**

Has been vacant - used as residence periodically over years - formerly rectory of St. Lukes with administrative and counseling offices

MACSC purchased in October 2023 and has been vacant since

**BUSINESS PROPOSAL:**

Name of Business: Mechanicville Area Community Services Center

Hours of Operation: Monday - Friday 8am - 4pm

Number of Employees: ultimately 10 employees will have space, for now 5

Trash Removal Plan: MACSC already has dumpsters on the property for weekly removal

Parking Plan: MACSC already has a parking lot adjacent to property

Exterior Lighting Plan if applicable: MACSC already has outdoor lighting on a;; property

Snow Removal Plan: MACSC has local company doing snow removal

**CONTACT INFORMATION:**

Name: ~~XXXXXXXXXXXX~~

Phone Number: ~~XXXXXXXXXX~~

Cell Phone Number: ~~XXXXXXXXXX~~

Email: ~~XXXXXXXXXX@XXXXXXXXXX~~

**SIGNATURES :**

Applicant: \_\_\_\_\_ Date: 05/29/2024

Property Owner(s)(if not applicant): \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICIAL USE ONLY:**

Date Application Received: \_\_\_\_\_ Amount Received: \_\_\_\_\_ Received By: \_\_\_\_\_

☐ APPROVED      CONDITIONALLY APPROVED      DENIED Date: \_\_\_\_\_



CITY OF MECHANICVILLE  
ZBA/ PLANNING COMMISSION  
36 North Main Street  
Mechanicville, New York 12118  
(518) 664-9884 ext. 322 ~ [gina.kenyon@mechanicvillenyc.org](mailto:gina.kenyon@mechanicvillenyc.org)

**AREA VARIANCE APPLICATION**

**Please note:**

- The applicant and property owner (if different) must sign and date the application.
- Area Variance requests related to a boundary line adjustment must include a Survey Plot of the proposed boundaries.
- Area Variance requests involving the construction or expansion of buildings are encouraged to include a sketch or site plans, and renderings or photographs as available.

**SECTION 1: APPLICANT/PROPERTY OWNER INFORMATION**

**APPLICANT**

Name: [REDACTED]

Address: 614 Park Place, Mechanicville, NY 12118

Home Phone: N/A Work/Cell: [REDACTED] Email: [REDACTED]

**PROPERTY OWNER** (if not applicant)

Applicant

**SIGNATURES** (See also Section 5)

Applicant: [REDACTED] Date: 24 May 2024

**OFFICIAL USE ONLY:**

Date Application Received: \_\_\_\_\_ Amount Received: \_\_\_\_\_ Received By: \_\_\_\_\_

☐ APPROVED      ☐ CONDITIONALLY APPROVED      ☐ DENIED Date: \_\_\_\_\_

**SECTION 2: PROPERTY INFORMATION**

Property Address/Location: 614 Park Place, Mechanicville, NY 12118

Tax Map Number: 261.68-4-14

Zoning District where the property is located: \_\_\_\_\_

Present Land Use: Residential – Primary Home

### SECTION 3: PROJECT INFORMATION

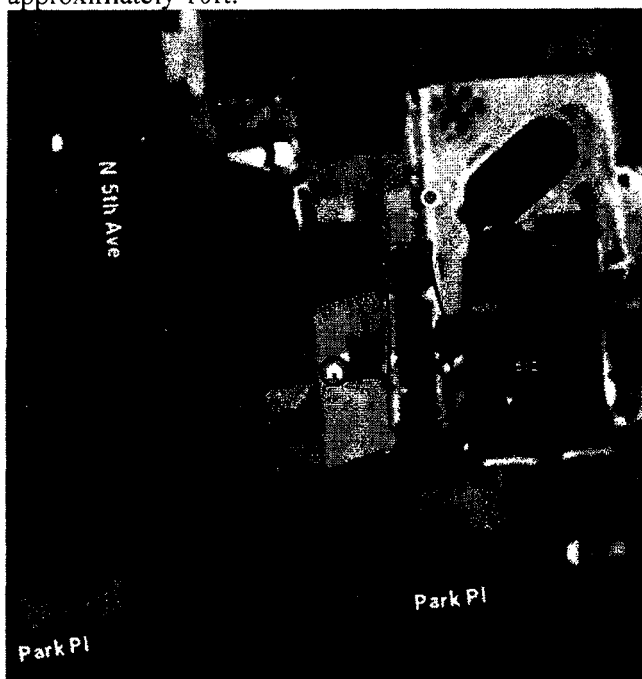
- a. **Indicate the City Zoning Chapter Section from which this variance application is being requested.**

Article XII\_\_ Section 200 Subsection 93

Additional code citations: B. "Portable buildings shall maintain a five (5) foot side yard setback in all districts".

- b. **Describe the project requiring the area variance(s):**

Side yard (roughly outlined in blue) is approximately 11ft wide. I'm not entirely sure the fence sits on the property line as the width of the yard decreases from 11' 6" to 10ft 6" from back to front. I am looking to place a shed in the side yard, as close to the house as possible, that is approximately 7ft W x 10ft L x 6'6" H. The shed will be set back from the front property line approximately 10ft.



- c. Please complete the following table indicating all area variances needed. If a variance is not needed for an element (ex. Rear setback), you may leave it blank.

	Required per Code	Requested Dimensions
Front Setback		
Side Setback(s)	5ft	3ft
Rear Setback		
LotWidth/frontage		
Height		

Other:

#### SECTION 4: JUSTIFICATION FOR AREA VARIANCE REQUESTED

Please read this section carefully before completing the questions that follow.

In making its determination on this variance application, in accordance with the Laws of New York State, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighted against the detriment to health, safety and welfare of the neighborhood or community by such grant. The Zoning Board of Appeals in the granting of a variance shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community. In making such determination the Board shall also consider:

- Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by granting the area variance;
- Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than by an area variance;
- Whether the requested area variance is substantial;
- Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- Whether the alleged difficult was self-created; which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the grant of an area variance.

**a. Explain why it would not cause an undesirable change to the neighborhood or detriment to the nearby properties if the variance is granted:**

**1. Visual Impact and Aesthetics:**

Our proposal for the shed takes into careful consideration its visual and aesthetic integration into the surrounding property. The design features, materials, and style harmonize with existing structures and natural elements within the neighborhood. Additionally, the slight extension into the setback area does not significantly encroach upon open spaces or communal sightlines, thus maintaining the neighborhood's ambiance and character.

**2. Privacy Concerns:**

Preserving privacy is crucial when considering proximity adjustments. The placement and orientation of the shed are strategically planned to avoid overlooking or encroaching upon neighbors' private spaces. This careful positioning minimizes any potential for visual intrusion, thus respecting privacy norms and contributing to neighborly relations.

**b. Explain if it is possible to satisfy your needs through any means other than a variance.**

All alternative solutions have been explored and the proposed is the only solution that meets our needs.

**c. Will the proposed variance have an adverse effect on the physical or environmental conditions in the neighborhood? Explain your reasoning.**

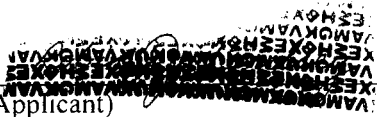
1. Physical Conditions: Please see "Visual Impact and Aesthetics" above.
2. Environmental Conditions: There is no anticipated impact on the environment.

**d. Was the alleged hardship self-created? Detail how and when the property was acquired.**

The property was purchased by my wife and I in 2018 when we relocated to her hometown of Mechanicville. After moving we had a second child and since then have slowly outgrown the existing footprint of our home. We love the City of Mechanicville, especially our location, and have no desire to relocate. Approval of this variance would afford us the opportunity to shift the location of some of families belongings and free up space for other uses.

## SECTION 5: SITE INSPECTION AUTHORIZATION

I hereby give the City of Mechanicville and their agents come upon and inspect these premises with respect to this application for an area variance for the property identified by the address and tax map number provided in SECTION 2 above.

  
(Signature of Applicant)

24 May 2024

Date

## SECTION 6: STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) SHORT ASSESSMENT FORM

Please complete the attached SEQR Short EAF Part I ONLY as required by New York State. This form may also be downloaded and much of the information completed for you using the NYS Department of Environmental Conservation EAF Mapper Application program located at: <http://www.dec.ny.gov/permits.6191.html>.

CITY OF MECHANICVILLE  
ZBA/ PLANNING COMMISSION  
36 North Main Street  
Mechanicville, New York 12118  
(518) 664-5001 ext. 328 ~ gina.kenyon@mechanicvilleny.gov

**SITE PLAN REVIEW APPLICATION.**

**SECTION 1: APPLICANT/PROPERTY OWNER INFORMATION**

**APPLICANT**

Name: Polyset Company, Inc. 

Address: 75 So. Central Ave Mechanicville NY 12118

Home Phone: \_\_\_\_\_ Work/Cell: 518-330-5301 Email: r.chockley@polyset.com

**PROPERTY OWNER** (if not applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work/Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**SIGNATURES** (See also Section 2)

Applicant:  Date: April 22, 2024

Property Owner(s)(if not applicant): \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICIAL USE ONLY:**

Date Application Received: \_\_\_\_\_ Amount Received: \_\_\_\_\_ Received By: \_\_\_\_\_

☐ APPROVED      ☐ CONDITIONALLY APPROVED      ☐ DENIED Date: \_\_\_\_\_

**PROPERTY INFORMATION**

Property Address: 75 So. Central Ave Mechanicville NY 12118

**Tax Map Number:** 262.69-1-8.1

**Present Use of Property**

Current vacant warehouse space with loading docks and large overhead doors.

**Zoning District where property is located (Check One):**

- |   |                                     |
|---|-------------------------------------|
| <input type="radio"/> Residential District          | Multi-family/ Townhouse Residential |
| <input checked="" type="radio"/> General Commercial | Restricted Commercial               |
| <input type="radio"/> Light Industrial              | Heavy Industrial                    |
| <input type="radio"/> (AA) Waterfront Mixed Use     |                                     |
| <input type="radio"/> (BB) Planned Development      |                                     |

**PROJECT INFORMATION**

**Description of Proposed Use of Site:**

The immediate use for the 75 So. Central Ave facility will be for warehouse operations and storage of materials related to their expansion joint systems, resin systems, and various other technology-drive systems. As part of Polyset's plans to protect their materials, a waterline will be extended along S Railroad Street from the existing water main on 1st ave to supply a proposed sprinkler system within the building.

**Area of Parcel (in square feet or acres):**

Construction Type:	New	Expansion of existing structures		N/A - Waterline and sprinkler installation
	Existing	Proposed	Total	
Building Area (SF)	15,000	15,000	15,000	
Paved Area (Including Sidewalks)			11,000	

Greenspace (all landscaping)

Number of Parking Spaces

Anticipated Construction Time: 12 weeks

Will Development be Staged? ☐ Yes ☒ No

Estimated Cost of Improvements: \$ 425,000

Other City Planning and Zoning Permits Acquired for the Project or for this site:

Special Exception

Area Variance

Use Variance

State and Federal Permits Needed (list type and government agency):

## STATE ENVIRONMENTAL QUALITY REVIEW SHORT ASSESSMENT FORM

Complete Part 1 Only. May be downloaded from the NYS DEC website at:  
([http://www.dec.ny.gov/permits\\_ej\\_operations\\_pdf.seafpartone.pdf](http://www.dec.ny.gov/permits_ej_operations_pdf.seafpartone.pdf))

### *ADDITIONAL CONTACT INFORMATION (As Appropriate)*

#### **SITE PLANNER:**

Name/Title: Nicholas Zeglen (Environmental Design Partnership)

Address: 900 Route 146 Clifton Park NY 12065

Work Phone: 518-407-5500 Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: nzeglen@edpartnership.com

#### **PLOT ENGINEER/SURVEYOR:**

Name/Title: \_\_\_\_\_



Address: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**ATTORNEY:**

Name/Title: \_\_\_\_\_

Address: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

**OTHER:**

Name/Title: \_\_\_\_\_

Address: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

**SPECIAL USE PERMIT APPLICATION**  
CITY OF MECHANICVILLE ZBA/ PLANNING COMMISSION

36 North Main Street  
Mechanicville, New York 12118  
(518) 664-5001 ext. 328 ~gina.kenyon@mechanicvilleny.gov

Business/Project Name: Polyset Company, Inc.

Address/Location: 35 So. Central Ave Mechanicville NY 12118

**APPLICANT:**

Name: Polyset Company, Inc. (Polyset Corp.)

Address: 65 Hudson Ave, PO Box 144, Mechanicville, NY 12118

Telephone #: 518-664-5001 Fax #: \_\_\_\_\_ Email: gina.kenyon@polyset.com

\*\*\*Owner Authorization must be provided if you do not own the property.

**Property Owner (if different):** same as above

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

Business Representative: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_ Email: \_\_\_\_\_

Date property was acquired by the applicant: August 2022

**Site:**

Parcel Identification #: (SBL#) of lots included: 262.69-1-41 Zone: Commercial

**Proposed Use:** Laboratory and material testing facility

Hours of Operation: M 7:30A-5P Tu 7:30A-5P W 7:30A-5P Th 7:30A-5P F 7:30A-5P Sat \_\_\_\_\_ Sun \_\_\_\_\_

# of Employees: 6 Parking needed: \_\_\_\_\_ Parking Provided: \_\_\_\_\_

Previous Use if Applicable: Warehouse and storage operations

Describe any easements or other restrictions on this property: Warehouse and storage operations

Name(s) of Previous Owner(s): HLM Ventures LLC

Applicant/Business Representative Signature: \_\_\_\_\_ Date: 4/22/2024

Property Owner Signature: \_\_\_\_\_ Signer ID: ZK8ZLKPMI9... Date: \_\_\_\_\_

**Office use only**

Fee \$ \_\_\_\_\_ Paid: Yes ☐ No ☐ Escrow Account \$ \_\_\_\_\_  
Application Status: Complete ☐ Incomplete ☐ Reason: \_\_\_\_\_ Reviewer's Initials: \_\_\_\_\_

## Narrative of Proposed Use:

The following description must include use, services provided, fire protection, signage changes, deletions, additions, alterations, site amendments, or improvements.

The existing 35 South Central Avenue is an industrial type 8,000 SF building with (2) loading docks, a trailer height platform and 14 ft ceilings. The building's previous use was light industrial/ commercial warehouse space and is served by public water and sewer utilities. The building is also served by gas heat and 3 phase, 400 amp electric. As part of Polyset's plans to expand their company in the Saratoga County area, a portion of the building is proposed to be retrofit for use as a laboratory and material testing facility. Alterations will be made to the building to accommodate these operations.

---

---

---

---

---

Is the proposed use serviced adequately by essential public facilities and services, including, but not limited to: highways, streets, parking spaces, public transportation, police, ambulance and fire protection, storm water management, solid waste management, refuse disposal, water, sewers, and schools as well as any other additional services?

Yes, the proposed use will be serviced adequately by the public water, sewer, gas and electric utilities. The current configuration provides adequate off-street parking for polyset employees. Public transportation is not critical to the proposed use. Mechanicville police department, emergency services are present within the city to serve the proposed use, fire protection will be addressed in accordance with the NYS Fire and building code. The project size and disturbance limits do not meet the thresholds required for stormwater management and no new impervious is being added to the project site therefore runoff will remain the same as existing conditions. Dumpsters will be located on site for refuse disposal. There is no anticipated effect on the local school district.

Explain how the proposed use will conform to the standards and design requirements specified in the Code and the Master Plan for that particular zone?

There are no significant changes proposed to the existing building based on the proposed use. The interior layout of the building will be altered to support lab operations and testing. The changes to the exterior of the building will consist of general maintenance and landscaping improvements. The existing building has been vacant for a number of years and typical maintenance has not been performed, the retrofit will provide for daily use and maintenance of the facility again which will inherently improve the visual appearance and benefit the City. The use will also help Polyset expand within Saratoga County and provide well paying jobs to the area.

Does the proposed use have an undue adverse effect upon adjacent property, the character of the neighborhood and surrounding areas, traffic conditions, parking, utility facilities, or other matters affecting the public health, safety, welfare or convenience of the public?

No, the proposed use is not anticipated to have an undue adverse effect. The jobs provided by these improvements will bring more opportunities to the city and Saratoga County area. The property has adequate parking and traffic flow to support the use and not negatively impact the traffic patterns or parking. Re-populating the existing vacant property will improve public health and safety and physical appearance of the property.

---

---

Does the proposed use create operations or uses that will be considered objectionable to nearby properties by reason of noise, fumes, vibrations, illumination or other outward affects on others in the zone?

No, the proposed laboratory use will not produce noises, vibrations, or illuminations that negatively affect nearby properties. Any fumes produced from laboratory operations will be handled with lab hood ventilation installed within the building.

---

---

---